

CITY OF MILTON-FREEWATER

PLANNING COMMISSION MINUTES

October 4, 2004

The Planning Commission meeting was called to order on Monday, October 4, 2004, by Chair Tony Turner in the Albee Room at the City Library. Other members present were Commissioners Dwayne Gaines, Charlie Good, and Barney Barcroft. Commissioners Kevin Riley, Ed Chesnut, and Steve Irving were absent.

Citizens present: Merle Sherman and Mike Lusk.

The minutes of the June 7, 2004 meeting were approved as written.

Citizen Concerns: No citizen concerns.

The public hearing was then opened on the variance application received from Mike Lusk to reduce the rear yard set back from 18' to approximately 12' to allow construction of a double car garage. Gina then gave the staff report. The subject parcel is approximately 80' x 85' and is situated on a corner lot. It is zoned R-2 and is surrounded by R-2 zoned property. Subject property contains a single family dwelling with a single car carport. All surrounding properties in the immediate area are developed with single family dwellings. The applicant desires to construct a double car garage on his property of a sufficient size to allow storage for vehicles and other items. The garage would replace the single car carport. The square footage of the lot is approximately 6800 square feet. Exceptional circumstances apply to this property with relation to lot size and to some extent the shape of the property. Although the lot met the minimum requirements at one time it does not meet the current lot size requirement of 7500 square feet. With the lot depth only being 85 feet which is also substandard, it doesn't leave a large area for structures and also meet front and rear yard setbacks. Code language was changed after the construction of the house regarding the placement of structures on corner lots. The prior language required essentially two front yards on each street facing side of the corner lots, and two small setbacks on the interior lot sides. Houses on many corner lots in town were built utilizing this style of setback. When houses were built in this way there was not a large enough area available in the interior yards to build additional structures. Now that the Code requires a full rear yard setback, existing lots could have problems in meeting this setback. (Consideration was given to existing R-2 lots in town when a portion of the Code was revised to require a garage or carport on new construction in the R-2 zone, but to only require off-street parking spaces on existing R-2 lots, recognizing that there may be a shortage of space available for a carport or garage if the square footage of the lot was under 7500 square feet). The variance would allow construction of garage to be used by the residents of the property for their personal use, while still maintaining a distance of approximately 12 feet from the rear property line.

Chair Turner invited the applicant to speak. Mr. Lusk said he has had a business since 1980 and it has outgrown the storage space available on his lot. They would like to alleviate the cost of storage that they currently pay by building a garage to house their van which requires a heated space so the hoses don't freeze in winter. It also provides easy access and a safer space to keep their supplies.

There being no further testimony either for or against the variance, Chair Turner then asked for Commissioners questions.

Commissioner Gaines asked the applicant how far the garage would be from the neighbor's lot. Gina answered and said there is approximately 18 feet.

Commissioner Barcroft asked the applicant if they were going to tear down the existing carport to build the garage. Mr. Lusk said that the current carport is not safe and they plan on tearing it out and building the new garage in the same space.

There being no further questions Chair Turner closed the hearing.

Commissioner Barcroft made a motion to approve the variance application and accept the findings of staff. Commissioner Good seconded the motion and the motion passed unanimously.

Administrative Actions – Reviewed and discussed.

Commissioner Concerns – Commissioner Good expressed concern over the growing weeds behind the dollar store and the possible fire hazard they may cause.

Chair Turner asked if the ditch up behind his house is maintained by the City. It is full of debris. He is concerned that in the event of a heavy rainfall the run off from the fields will fill his yard with mud again like they did this last spring.

Commissioner Good expressed concerns over trailer repairs, parking, and work being done in City right of way off of NW 8th.

Planning Department Update – Houses are going up and the paving is done in the Braeburn Addition. The Jones property over behind Freewater Park will be starting construction of an 8 plex. Gina said she had an inquiry about the vacancy at the Horseshoe and the townhouse units up on College are about to start construction. There will be 3 units now instead of 4.

There being no further business, the meeting was adjourned at 8:00 p.m.